

Landowner Specific Narrative Summary
Michael L. Swiney and Karen D. Swiney

To date, ATXI has been unsuccessful in obtaining an easement from Mr. Michael L. Swiney. Mr. Swiney owns one parcel totaling approximately 62 acres along the Pana to Mt. Zion segment of the Project in Christian County, Illinois. The parcel at issue has been designated internally as A_ILRP_PZ_SH_122-ROW. As summarized on ATXI Exhibit 2.1, as of March 20, 2015, ATXI has contacted, or attempted to contact Mr. Swiney or his counsel to acquire an easement on approximately 55 occasions, including 11 emails, 16 in-person meetings, 4 letters, 21 phone calls and 3 voicemails.

ATXI presented its offer to Mr. Swiney during an in-person meeting on May 5, 2014. At that meeting, Mr. Swiney explained that he owns a licensed winery on the parcel and was in the process of constructing a retail winery building. Mr. Swiney stated that, regardless of the amount of ATXI's offer, he did not want the line on his property. However, Mr. Swiney inquired about moving the poles on his property to preserve the view from the winery building. In an in-person meeting on May 15, 2014, the land agent explained that one pole near the winery building could be moved, but that the line would likely remain on the Swiney property. Mr. Swiney expressed concern that the route would require removal of trees. In June 2014, Mr. Swiney requested information regarding the location of all poles on a portion of the Pana to Mt. Zion route much larger than Mr. Swiney's property. ATXI could not provide that information, but the land agent continued to discuss moving one pole on the Swiney property to address concerns about the visual impact. In that regard, the land agent requested drawings showing the location of the planned winery facilities, driveway and parking area. Ultimately, the parties agreed on a compromise location for the poles on Mr. Swiney's parcel.

On July 23, 2014 ATXI received a letter stating that Mr. James Beavers would represent Mr. Swiney. In early September 2014, Mr. Beavers presented the land agent with a counteroffer,

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the comparable sales figures on which the counteroffer was based, and crop receipts. The counteroffer also requested compensation for damage to white pine trees. In response, ATXI increased its offer to reflect a higher per-acre value and to include additional crop damages.

In early November 2014, Mr. Beavers responded to ATXI's revised offer to indicate that Mr. Swiney was seeking information regarding damage to the winery business as a result of the Project. In December 2014, the land agent asked Mr. Swiney if he would be willing to sign the easement agreement for the amount of his original counteroffer. Mr. Swiney responded that he was also seeking damages to the remainder, in addition to the amount of his original counteroffer. Mr. Swiney informed the agent that Mr. Beavers was obtaining an appraisal substantiating such damages. However, Mr. Beavers informed the agent that he has contacted three different appraisers and none of them were willing to find damages to the remainder.

ATXI determined that Mr. Swiney had made improvements to his property that warranted an updated appraisal, which ATXI conducted in late January 2015. The updated appraisal determined that there was damage to the remainder, which increased the amount of the ATXI's offer. In February 2015, ATXI received notification that Mr. Beavers was no longer representing Mr. Swiney, and therefore ATXI presented its increased offer to Mr. Swiney, who declined to discuss the offer with the agent. On March 13, 2015, ATXI received notification that Mr. Jordan Walker of the law firm Sever Storey now represents Mr. Swiney.

Mr. Walker represents a number of landowners along the Project. Rather than engaging in negotiations regarding compensation for each landowner he represents, Mr. Walker has expressed his preference to proceed to condemnation in circuit court. In addition, Mr. Walker's letter of representation stated that all prior counteroffers and negotiations are rescinded.

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ATXI will continue to negotiate with Mr. Walker and Mr. Swiney, to the extent they are willing to engage in negotiations. However, given the recent hire of Mr. Walker and his prior reluctance to negotiate individually, ATXI believes a voluntary agreement is unlikely in a time frame supportive of the in-service date for this line segment's in-service date. Therefore, ATXI requests eminent domain authority for this parcel.

Agent Checklist with Landowner

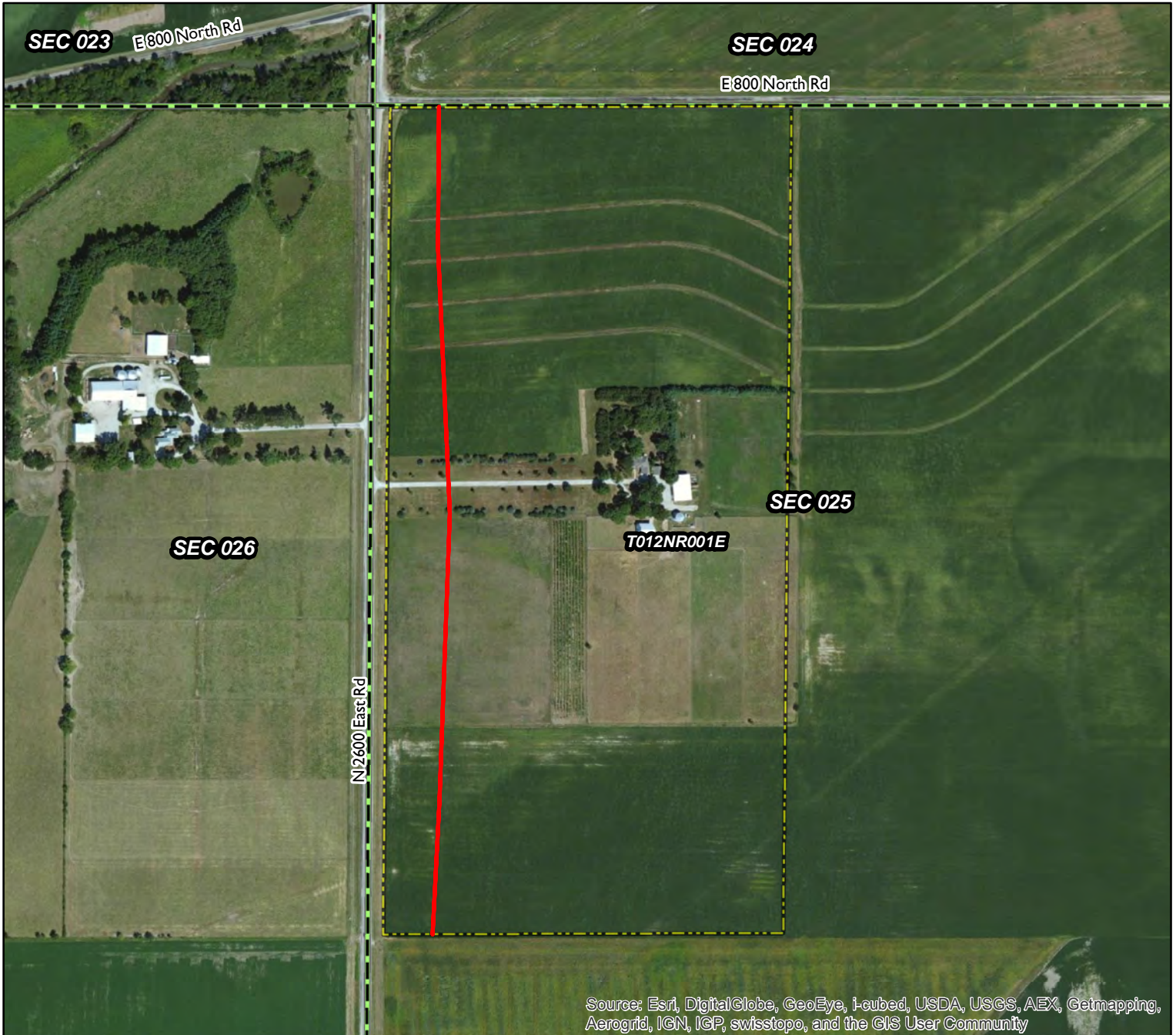
1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for May 5, 2014 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter:
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner:
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B☒
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☐
14. Agent Name (Print and Sign) Bill Blackmore ☒
Bill Blackmore
A-ILRP-PZ-CH-122

Christian County, IL

Christian County, Illinois

Tax ID: 11-20-25-100-001-00

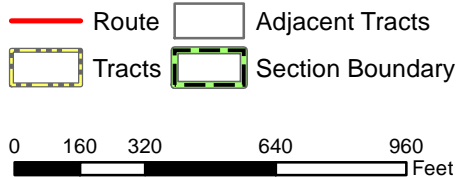


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Michael L. Swiney

Tract No.:A_ILRP_PZ_CH_122

Date: 7/25/2014

EXHIBIT "A"

A 4.736 ACRE TRACT OF LAND SITUATED IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE 3RD PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN LAST WILL AND TESTAMENT TO MICHAEL L. SWINEY, RECORDED IN CAUSE NO. 87-P-30 OF THE COURT RECORDS OF CHRISTIAN COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 51 (VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A PK NAIL FOUND AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 BEARS NORTH 86 DEGREES 12 MINUTES 52 SECONDS EAST, A DISTANCE OF 2,392.93 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1019463.11, E:783780.26;

THENCE SOUTH 01 DEGREES 40 MINUTES 13 SECONDS WEST, LEAVING SAID SOUTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 73.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 43 MINUTES 18 SECONDS EAST, A DISTANCE OF 818.14 FEET TO A POINT FOR CORNER;

THENCE SOUTH 01 DEGREES 57 MINUTES 26 SECONDS WEST, A DISTANCE OF 948.41 FEET TO A POINT FOR CORNER;

THENCE SOUTH 04 DEGREES 36 MINUTES 12 SECONDS WEST, A DISTANCE OF 624.30 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID WEST 1/2, FROM WHICH A 1/2-INCH IRON ROD WITH A YELLOW CAP STAMPED "IDOT DISTRICT #6" FOUND AT THE EAST 1/4 CORNER OF SAID SECTION 25 BEARS SOUTH 88 DEGREES 57 MINUTES 27 SECONDS EAST, A DISTANCE OF 5,045.50 FEET;

THENCE NORTH 88 DEGREES 57 MINUTES 27 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 75.58 FEET TO A POINT FOR CORNER AT THE INTERSECTION OF SAID SOUTH LINE AND SAID SOUTHEAST RIGHT-OF-WAY LINE;

THENCE NORTHERLY, ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

NORTH 04 DEGREES 07 MINUTES 19 SECONDS EAST, A DISTANCE OF 1,345.79 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 55 MINUTES 20 SECONDS WEST, A DISTANCE OF 62.01 FEET TO A POINT FOR CORNER;

NORTH 04 DEGREES 07 MINUTES 22 SECONDS EAST, A DISTANCE OF 56.34 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 04 MINUTES 40 SECONDS EAST, A DISTANCE OF 493.70 FEET TO A POINT FOR CORNER;

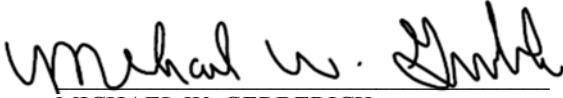
NORTH 01 DEGREES 01 MINUTES 00 SECONDS EAST, A DISTANCE OF 539.85 FEET TO A POINT FOR CORNER;

NORTH 72 DEGREES 46 MINUTES 40 SECONDS EAST, A DISTANCE OF 87.52 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 206,287 SQUARE FEET OR 4.736 ACRES OF LAND, MORE OR LESS.

AMEREN TRANSMISSION
ILLINOIS RIVERS PROJECT
PANA TO MT. ZION
345 KV TRANSMISSION LINE

EXHIBIT "A"

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

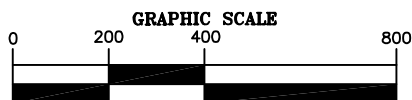


MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 10/15/2014



EXHIBIT "A"

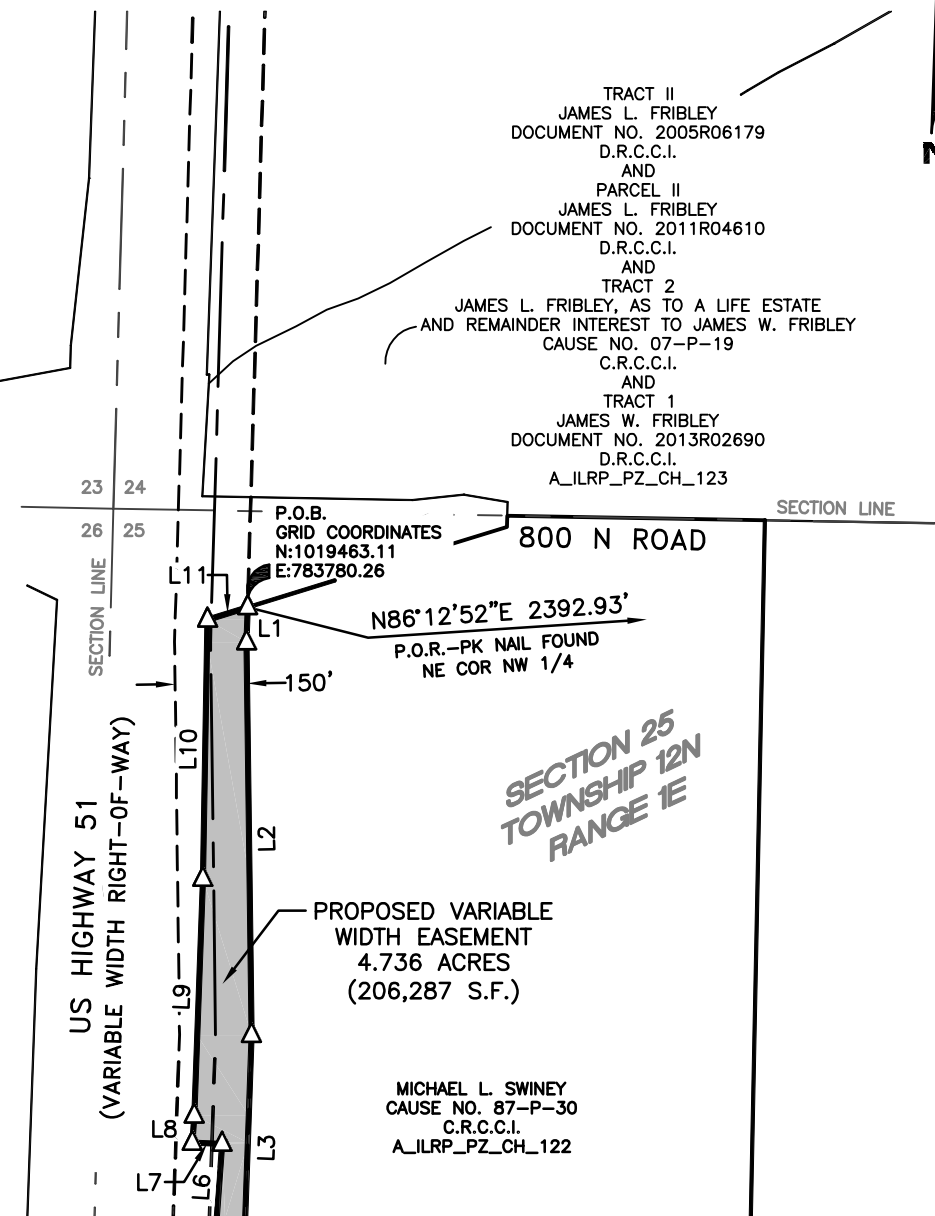


(IN FEET)
1 INCH = 400 FT



TRACT II
JAMES L. FRIBLEY
DOCUMENT NO. 2005R06179
D.R.C.C.I.
AND
PARCEL II
JAMES L. FRIBLEY
DOCUMENT NO. 2011R04610
D.R.C.C.I.
AND
TRACT 2
JAMES L. FRIBLEY, AS TO A LIFE ESTATE
AND REMAINDER INTEREST TO JAMES W. FRIBLEY
CAUSE NO. 07-P-19
C.R.C.C.I.
AND
TRACT 1
JAMES W. FRIBLEY
DOCUMENT NO. 2013R02690
D.R.C.C.I.
A_ILRP_PZ_CH_123

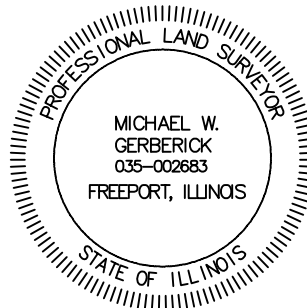
LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S01°40'13"W	73.00'
L2	S00°43'18"E	818.14'
L3	S01°57'26"W	948.41'
L4	S04°36'12"W	624.30'
L5	N88°57'27"W	75.58'
L6	N04°07'19"E	1345.79'
L7	N87°55'20"W	62.01'
L8	N04°07'22"E	56.34'
L9	N02°04'40"E	493.70'
L10	N01°01'00"E	539.85'
L11	N72°46'40"E	87.52'



MATCH LINE SHEET 04

LEGEND

- C.R.C.C.I. COURT RECORDS
CHRISTIAN COUNTY, ILLINOIS
- D.R.C.C.I. DEED RECORDS
CHRISTIAN COUNTY, ILLINOIS
- P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
- △ CALCULATED POINT
- $\frac{2}{11} \frac{1}{12}$ TYPICAL SECTION CORNER
- SECTION LINE
- SUBJECT PROPERTY LINE
- PROPERTY LINE
- PROPOSED EASEMENT CENTERLINE
- PROPOSED EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

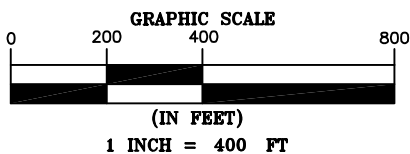
SHEET 03 OF 04

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 10/15/2014
SCALE: 1" = 400'
TRACT ID: A_ILRP_PZ_CH_122
DRAWN BY: LCA



150' TRANSMISSION
LINE EASEMENT
PANA TO MT. ZION
SECTION 25, TOWNSHIP 12 NORTH, RANGE 1 EAST
OF THE 3RD PRINCIPAL MERIDIAN
CHRISTIAN COUNTY, ILLINOIS

EXHIBIT "A"



MATCH LINE SHEET 03

US HIGHWAY 51
(VARIABLE WIDTH RIGHT-OF-WAY)

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S01°40'13"W	73.00'
L2	S00°43'18"E	818.14'
L3	S01°57'26"W	948.41'
L4	S04°36'12"W	624.30'
L5	N88°57'27"W	75.58'
L6	N04°07'19"E	1345.79'
L7	N87°55'20"W	62.01'
L8	N04°07'22"E	56.34'
L9	N02°04'40"E	493.70'
L10	N01°01'00"E	539.85'
L11	N72°46'40"E	87.52'

SECTION LINE

L3

150'

MICHAEL L. SWINEY
CAUSE NO. 87-P-30
C.R.C.C.I.
A_ILRP_PZ_CH_122

PROPOSED VARIABLE
WIDTH EASEMENT
4.736 ACRES
(206,287 S.F.)

S88°57'27"E 5045.50'
1/2" IRON ROD WITH A
YELLOW CAP STAMPED
"IDOT DISTRICT #6"
E 1/4 COR SEC 25

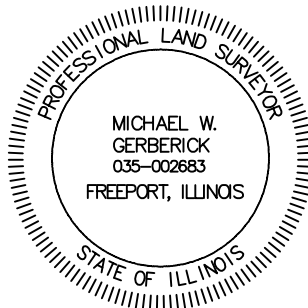
L5

JAMES L. OVERHOLT,
AS TO A LIFE ESTATE AND
REMAINDER INTEREST TO
MELANIE ANN OVERHOLT
CAUSE NO. 86-P-97
C.R.C.C.I.
A_ILRP_PZ_CH_119

SECTION 25
TOWNSHIP 12N
RANGE 1E

LEGEND

C.R.C.C.I.	COURT RECORDS CHRISTIAN COUNTY, ILLINOIS
D.R.C.C.I.	DEED RECORDS CHRISTIAN COUNTY, ILLINOIS
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
△	CALCULATED POINT
$\frac{2}{11} \frac{1}{12}$	TYPICAL SECTION CORNER
---	SECTION LINE
---	SUBJECT PROPERTY LINE
---	PROPERTY LINE
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT



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SHEET 04 OF 04

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150' TRANSMISSION
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